

TEXAS TRANSPORTATION COMMISSION

HASKELL County

MINUTE ORDER

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ABILENE District

In Haskell County, on US 277, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 519, at Page 912, Official Public Records of Haskell County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

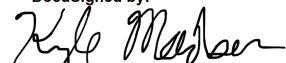
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Chad Dobbs and Laurie Beth Dobbs are abutting landowners and have requested to purchase the tract for \$4,100.

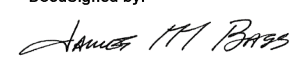
The commission finds \$4,100 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tract to Chad Dobbs and Laurie Beth Dobbs for \$4,100; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4FC  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD  
Executive Director

115757 May 28 2020

Minute	Date
Number	Passed

Exhibit A  
Page 1 of 2

Description of the 8.81 acre East 80 feet of the abandoned railroad lying between the centerline of F.M. Highway 1080 and the north line of the McHenry Winburn Survey 121, Abstract 409, in Haskell County, Texas; conveyed to the State of Texas by American Trails Association by deed dated October 6, 2000, of record in Volume 519, Pages 912 and 923, Official Public Records of Haskell County, Texas.

Commencing at a concrete right-of-way monument found 1 foot up in the north edge of County Road 226 in the west right-of-way of U.S. Highway 277, 177.84' left of Station 394+80.91; Thence S 85°05'E 315.9 feet to a point in the east right-of-way of U.S. Highway 277 in the south line of the McHenry Winburn Survey 121 and in the west line of said 100 foot railway; Thence S 88°57'E 20.9 feet to a ½" iron rod with cap "BARTLEY RPLS 2497" set 0.2 of a foot down in County Road 226 in the south line of said Winburn Survey for the southwest corner of an 8.68 acre tract;

Thence N 17°51'E 4726.0 feet to a spike set in a washer in the center of 80 foot F.M. Highway 1070 Easement for the northwest corner of said 8.68 acre tract and the southwest corner of this tract for the **Place of Beginning**;

Thence N 17°51'E 4795.2 feet, parallel with and 150 feet from the master center-line of 260 foot U.S. Highway 277, to a ½" iron rod with cap "BARTLEY RPLS 2407" set 0.5 of a foot up in the north line of said McHenry Winburn Survey 121 for the northwest corner of this tract; whence a ½" iron rod with cap "ESTES 5003" was found flush 22.0 feet N 88°25'W;

Thence S 88°56'E 83.6 feet, with the north line of said Winburn Survey, to a ½" iron rod recovered 0.5 of a foot up in the fence in the east margin of said railroad right-of-way for the northeast corner of this tract;

Thence S 17°51'W 4795.0 feet, with the east line of said railway, to a spike set in a washer in the center of 80 foot F.M. Highway 1080 Easement for the southeast corner of this tract at the northeast corner of said 8.68 acre tract;

Thence N 89°00'W 83.6 feet to the Place of Beginning.

Caption augmented 6/11/2019.



D. J. WOODLIEF SURVEY  
McHenry WINBURN SURVEY 121

Exhibit A  
Page 2 of 2



Found 1/2" IRC flush "ESTES 5003"  
22.0' N88°25'W of corner

S88°56'E  
83.6

Recovered 1/2" iron rod  
0.5' up in fence  
Set 1/2" IRC up 0.5'

260' U.S. HIGHWAY 277  
Right-of-Way now owned by the State of Texas

N17°51'E

N17°51'E 4795.2'

Abandoned 100 foot Railroad Right-of-Way  
S17°51'W 4795.0'

Survey of the 8.81 acre East 80 feet of the  
abandoned railroad lying between the centerline  
of F.M. Highway 1080 and the north line of the  
McHenry Winburn Survey 121, Abstract 409,  
in Haskell County, Texas; conveyed to the State of  
Texas by American Trails Association by deed dated  
October 6, 2000, of Record in Volume 519, Pages 912  
and 923, Official Public Records of Haskell County, Texas.

NOTES: 1. Courses referenced to the calls for U.S. Highway 277.  
2. Surveyed for Laurie Dobbs.

80'

20'

POB

Set Spikes in Washers

N89°00'W  
83.6'

80' F.M. Highway 1080 Easement



**BARTLEY SURVEYING, INC.**

FIRM 10060900 bartleys@srcaccess.net

R.H. Bartley R.P.L.S. NO. 2497

SEYMOUR, TX 76380-2431

Phone 940-889-2101 Fax 940-889-4101

Date: 5/13/2019 Scale: 1"= 500 feet

Date: 6/3/2019 Caption Augmented